

JOHNSONS & PARTNERS

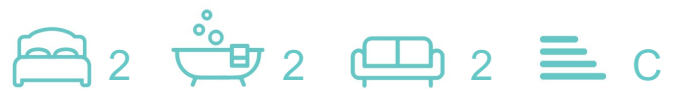
Estate and Letting Agency



21 FLORENCE ROAD, GEDLING

NOTTINGHAM, NG4 2QL

OFFERS OVER £225,000



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A beautifully presented, two double bedroom mid terrace, located within this extremely popular suburb, close to an excellent range of amenities including a range of shops, schools for children of all ages, regular public transport services including rail and recreational and leisure facilities.

In brief, the accommodation comprises lounge, inner hallway, dining room, kitchen and cloaks/WC and understairs storage. The beautiful kitchen, with quartz worktops, benefits from integral appliances including freezer, microwave and dishwasher as well as oven, induction hob and extractor. To the first floor there are two double bedrooms, one of which has a full bathroom off. To the outside, there is a lovely garden to the rear as well as a tandem style garage which can be accessed from the garden and via a serve road at the rear.

Internal viewing is most strongly recommended in order to fully appreciate both the accommodation and location. Contact us now to book your personal viewing appointment.

Sitting Room / Dining Room
11'1" x 12'3" (3.38m x 3.73m)

Inner Hallway With Staircase

Living Room
13'3" x 12'5" (4.06 x 3.79)

Kitchen
10'9" x 6'11" (3.29 x 2.11)

Inner Hallway
4'10" x 4'9" (1.48 x 1.46)

Ground Floor Shower Room
6'9" x 4'3" (2.06 x 1.32)

First Floor Landing

Bedroom One
11 x 12'3" (3.35m x 3.73m)

Bedroom Two
13" x 12" (3.96m x 3.66m)

Bathroom (From Bedroom Two)
11'1" max x 7'2" (3.4 max x 2.2)

Outside

Rear Garden

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling BC - Band A

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is [Freehold or Leasehold]

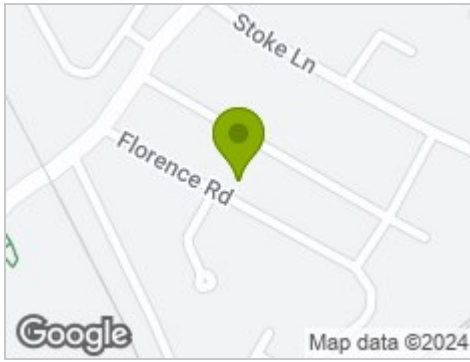
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



Hybrid Map



Terrain Map



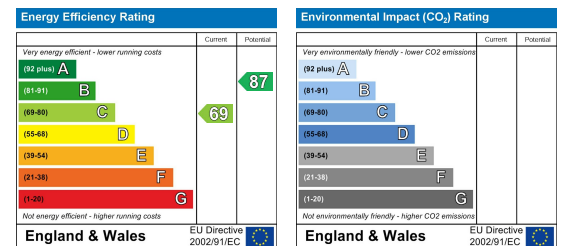
Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.